

OFFICE OF PLANNING AND DEVELOPMENT SERVICES

November 2015

DEPARTMENT UPDATES

The department welcomed Matt Allen as its new Planner I. Matt has a BA in Geography from the University of Connecticut and a MA in Geography with a concentration in Earth Systems Science from the University of Buffalo. He will be staffing the Conservation Commission and the Zoning Board of Appeals.

Staff has been working with the owner of a spa to find a new location for the expanding business in Groton and with someone interested in opening a nano-brewery in Mystic.

The Department is continuing to work with VHB and Camoin Associates on the Regulatory Audit and Market Analysis. Draft documents have been posted to the Town's website at <http://www.groton-ct.gov/>. The final drafts of both the audit and the market analysis will be discussed with the Focus Group on January 11, 2016 at 6 p.m. at the Town Hall Annex. This meeting is open to the public. Once these reports are completed, a final presentation with findings and next steps will be given to the Town Council in the late winter or early spring.

COMMISSION HIGHLIGHTS

Planning Commission approved an expansion of the Cardinal Honda display area. The dealership expects to expand the building in the near future.

Zoning Board of Appeals approved a variance to enclose the outdoor seating area on the south side of the Oyster Club restaurant on Water Street. The additional space will house additional bar and restaurant seating.

Historic District Commission The HDC approved exterior renovations to Factory Square on Water Street. The new façade and windows will make the building more inviting and will let the activity inside be more accessible to the street.



Code Inspector Paul Dickson has been steadily chipping away at a back log of blight, zoning and rental code complaints. Life safety and health issues always rise to the top of the list. The cooperation of the property owners and Paul's polite persistence has enabled a number of cases to be resolved amicably. Above are before-and-after pictures of successful blight code enforcement.

ECONOMIC & COMMUNITY DEVELOPMENT

Staff submitted a Brownfield Area-wide Revitalization Grant application to the State Department of Economic and Community Development for funds to conduct environmental assessments and revitalization planning in the Poquonnock Bridge area. For grant purposes, Poquonnock Bridge was defined as properties along Route 1 from Poquonnock Plains Park to Buddington Road, excluding residential property in Fort Hill Homes.

Economic development staff were interviewed for an article to appear in "Business in Focus" magazine. The article will be published in the December issue and can be found at <http://businessinfocusmagazine.com/current>.

Economic development staff toured the Mystic Education Center property and buildings with officials from the Connecticut Department of Economic and Community Development and a prospective developer. A feasibility study for the property being prepared by VHB/Camoin Associates as part of the Zoning Audit and Market Analysis project is nearing completion. The study will identify a number of likely re-use scenarios and lay out the next steps for redevelopment.

Land Use Applications	This Month	Calendar Year to Date
Site Plans	3	12
Subdivisions	0	6
Inland Wetland Permits	1	7
Special Permits	0	2
Regulation/Map Amendments	1	1
Variances/Appeals	0	15
Cert. of Appr. of Location	0	1
Coastal Site Plans	1	6
Administrative Site Plans	1	22
Land Use Applications Submitted	7	79

INSPECTION SERVICES DIVISION HIGHLIGHTS

- ◇ Total building fees collected for FYE 2016 less reimbursements: \$125,298
- ◇ A building permit was received this month for the interior renovations to Mystic Indoor Sports Facility Clubhouse. This is a continuation of the renovations and reuse of the former Mystic Indoor Tennis Club at 90 Welles Road.
- ◇ Our building officials are in the process of final inspections for two large scale projects. The first is the interior rehabilitation of the former Pfizer building/Caldor Store at 9 Kings Highway. The facility was purchased by Electric Boat and will house office staff. The other is the second phase of the elderly housing project by Fairview located at 231 Lestertown Road. Thames Edge at Fairview Phase II consists of 17 single family dwellings.

ITEM	RECEIVED IN NOVEMBER	CALENDAR 2015 TOTAL
BUILDING PERMITS	55	524
ELECTRICAL PERMITS	23	314
PLUMBING PERMITS	10	140
MECHANICAL PERMITS	31	267
SPRINKLER PERMIT	0	8
MOBILE HOME PERMITS	1	7
ESTIMATED VALUE	1,159,000	
RESIDENTIAL PERMITS ISSUED—NEW	2	17
ESTIMATED VALUE	270,000	2,462,400
RESIDENTIAL ADDITIONS/ALTERATIONS	35	374
NEW COMMERCIAL PERMITS	0	2
COMMERCIAL ADDITIONS	6	51
SIGNS	0	9
POOL PERMITS	0	28
SHED PERMITS	4	33
SINGLE FAMILY/DUPLEX UNITS APPROVED	1	15
TOTAL FEES COLLECTED (less reimbursements)	11,791	
CERTIFICATES OF OCCUPANCY ISSUED	5	78
UNITS CONNECTED TO TOWN SEWER	1	26
HDC CERTIFICATES OF APPROPRIATENESS	0	39
CODE ENFORCEMENT		
SIGN VIOLATIONS	41	455
VEHICLES/WASTE	4	18
OTHER ENFORCEMENT ACTIONS	1	17
PENDING LITIGATION	0	1
CASES RESOLVED	3	16